

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 16, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-14961 - APPLICANT/OWNER: CASA GRANDE 10, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on October 18, 2008 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Special Use Permit (U-0113-00) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for an Extension of Time of an approved Special Use Permit (U-0113-00) that allowed a Tavern adjacent to the northwest corner of Cliff Shadows Parkway and the Beltway alignment.

EXECUTIVE SUMMARY

This is the third request for an Extension of Time on the subject site. The applicant is proposing an Extension of Time for the approved Special Use Permit (U-0113-00). The applicant indicates that the Extension of Time is needed as they have not completed the permitting process. A building permit for the Tavern was issued on 07/20/06. Therefore, staff is recommending approval of the subject extension of time.

BACKGROUND INFORMATION

A) *Related Actions*

- 06/14/99 The City Council approved a Rezoning (Z-0024-99) to PD (Planned Development) on this site as part of a larger request. Planning Commission and staff recommended approval on 05/13/99.
- 10/18/00 The City Council approved Special Use Permit requests for a proposed Supper Club (U-0111-00), for a Liquor Establishment (Off-Premise Consumption) (U-0112-00) in conjunction with a proposed convenience store, and for a proposed Tavern (U-0113-00) on the subject site. The City Council also approved a request for a Conceptual Site Development Plan Review [Z-0033-97(17) & Z-0024-99(6)] for a proposed 46,750 square-foot commercial center and 16,600 square-foot office complex on the subject site. Planning Commission and staff recommended approval of all items on 08/24/00.
- 08/07/02 The City Council approved Extension of Time requests for a proposed Supper Club [U-0111-00(1)], for a Liquor Establishment (Off-Premise Consumption) [U-0112-00(1)] in conjunction with a proposed convenience store, and for a proposed Tavern [U-0113-00(1)] on the subject site. The City Council also approved an Extension of Time request for a Conceptual Site Development Plan Review [Z-0033-97(31)] for a proposed 46,750 square-foot commercial center and 16,600 square-foot office complex on the subject site. Planning Commission and staff recommended approval of all items on 08/24/00.

07/07/04 The City Council approved an Extension of Time (EOT-4449) of an approved Special Use Permit (U-0113-00) for a Tavern on property located at the northwest corner of Cliff Shadows Parkway and the Beltway alignment. Staff recommended approval of the extension of time.

B) Pre-Application Meeting

A pre-application meeting is not required for an Extension of Time request.

C) Neighborhood Meetings

A neighborhood meeting is not required for an Extension of Time request, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 8.65

B) Existing Land Use

Subject Property: Undeveloped [Approved Site Development Plan Review [Z-0033-97(31)]
North: Single-Family Dwellings
South: Undeveloped
East: Clark County 215 Beltway
West: Undeveloped

C) Planned Land Use

Subject Property: PCD (Planned Community Development)
North: PCD (Planned Community Development)
South: PCD (Planned Community Development)
East: Beltway Right-of-Way
West: PCD (Planned Community Development)

D) Existing Zoning

Subject Property: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
North: PD (Planned Development)
South: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]
East: Beltway Right-of-Way
West: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)

E) General Plan Compliance

The subject site is designated PCD (Planned Community Development) on the Centennial Hills Interlocal Land Use Map in the General Plan. As part of the Lone Mountain Master Plan, this area is compatible with the PCD (Planned Community Development) designation.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan	X	
Lone Mountain		
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

The subject property is located within the Lone Mountain Master Plan and carries a Village Commercial land use designation on the Lone Mountain Master Development Plan. The proposed Supper Club is within the range of uses permitted within this designation.

ANALYSIS

A) General Analysis and Discussion

- Analysis

The applicant is requesting the subject Extension of Time for the approved Special Use Permit that allowed a Tavern. The applicant indicates that they are working on the permitting process that will allow them to develop the site. A Special Use Permit is exercised upon the approval of a business license. A building permit was issued for the Tavern on 07/20/06. Staff can support the extension, since the applicant is moving forward with the development of the site.

- Zoning

The subject property is under a Resolution of Intent to PD (Planned Development), which accommodates the Lone Mountain Master Plan and its land use designations. The subject parcel is planned for Village Commercial uses, which consist of low to medium intensity retail, office, and commercial uses. The Tavern use is within the range of uses permitted in the Village Commercial designation with the approval of a Special Use Permit.

- Use

Title 19.04.050 establishes criteria for the approval of alcohol-related uses. The Code requires a Tavern to be located a minimum of 1,500 feet from any other Tavern, any church, synagogue, school, child care facility licensed for more than twelve children, or City park, as measured from property line to property line. In this case, the proposed Tavern use meets the minimum distance separation requirements, as no protected uses have been identified within 1,500 feet of the subject property. No changes on surrounding parcels have affected the standing of the proposed Tavern. A new Site Development Plan incorporating this use will be submitted for review by the Planning and Development Department and the Department of Public Works.

B) Conditions of Approval from Extension of Time (EOT-4449)

1. This Extension of Time will expire on October 18, 2006 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Special Use Permit (U-0113-00) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

FINDINGS

Since the approval of the original application, a building permit was issued on 07/20/06. Staff has no objection to this request for an Extension of Time. This is due to the issuance of the building permit and the progress made by the applicant, which indicates that the Tavern will be built. A condition of approval has been added, which recommends that the extension be allowed for two years or until such time as another Extension of Time application is approved.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT

N/A

SENATE DISTRICT

N/A

NOTICES MAILED

N/A

APPROVALS

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PROTESTS

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